

DSPS Report March 2024

This report contains updates on activity at the Department of Safety and Professional Services (DSPS) and licensee discipline issued since December 2023.

License Renewal

Do not forget to renew your license by December 14, 2024. To do so, you must complete 18 hours of continuing education (CE). If you have not purchased your CE yet, you may do so at www.wra.org/RECEinfo. The DSPS will notify licensees when the renewal window opens via the email address it has on file. Typically, the renewal window opens in October of the renewal year.

Orders and Disciplinary Actions of the Real Estate Examining Board

In 2020 and reaffirmed in 2023, the WRA board of directors approved, in addition to a summary of facts and disciplinary orders relating to DSPS decisions, for the WRA's quarterly DSPS report to also include the name, license number and municipality of real estate licensees disciplined by the Real Estate Examining Board (REEB) during a stated time frame. Therefore, the following DSPS report includes this information.

The following enforcement actions were collected from the DSPS website showing orders issued between December 1, 2023, and February 28, 2024.

Board order search: online.drl.wi.gov/orders/searchorders.aspx. Orders can be searched by board, profession, name, location and date. Each order summarized in this report contains a brief statement of the issue before the REEB and the REEB order. To see more information, click on the link for that order. As of March 1, 2024, it appears that orders and disciplinary reports are now part of LicensE and can be located license.wi.gov/s/public-facing-orders-search.

Disciplinary options available to the board

- **Reprimand:** A public warning of the licensee for a violation.
- **Limitation of license:** Imposes conditions and requirements upon the licensee, imposes restrictions on the scope of practice, or both.
- **Suspension:** Completely and absolutely withdraws and withholds for a period of time all rights, privileges and authority previously conferred by the credential.
- **Revocation:** To completely and absolutely terminate the credential and all rights, privileges and authority previously conferred by the credential.

Non-disciplinary options available to the board

- **Administrative warning:** Issued if a violation is of a minor nature, a first occurrence and the warning will adequately protect the public. The issuance of an administrative warning is public, but the reason for issuance is not.
- **Remedial education order:** Issued when there is no reason to believe that the deficiency can be corrected with remedial education, while sufficiently protecting the public.

Board Orders

December 2023 – February 2024

Order Date Order Number	Respondent Location License Number	Issue	Order
12/5/2023 ORDER0008823	Aletha Champine Milwaukee, WI 84457-94	Seeking removal of license limitation.	Order returning license to full, unrestricted status.
12/6/2023 ORDER0008894	Marcus Riggins Rockford, IL IA-109855*	License applicant disclosed convictions.	Order granting limited license. Licensee must practice under a broker preapproved by the REEB for three years, provide a copy of the order to any current or future supervising brokers, arrange for supervising broker to report to the DSPS on a quarterly basis, complete probation, and have probation officer report to the DSPS on a quarterly basis.
12/7/2023 ORDER0008890	Jeffrey Frost Janesville, WI 92497-94	License applicant disclosed convictions. Attempting to solicit a listing contract with another firm's client.	Forfeiture: \$250 Costs: \$529
12/7/2023 ORDER0008889	Mario Hardwick Milwaukee, WI 74810-94	Forging a signature on an amendment.	Forfeiture: \$100 Costs: \$1,814 License suspended for 14 days, and licensee must complete a course on ethics.
12/7/2023 ORDER0008892	Larry Ring Poynette, WI 81014-94	Did not explain buyer agency agreement to client; did not explain offer to purchase to client; did not complete lines 1-2 of the offer, which would have indicated whether licensee was the agent of buyer, agent of seller/listing firm or agent of seller and buyer; and had four active listings while license was expired from 12/14/22 to 4/20/23.	Costs: \$1,349 Licensee must complete a course on agency.
12/27/2023 ORDER0008937	Matthew Garcia Madison, WI IA-110055*	License applicant disclosed conviction.	Order granting limited license. Licensee must practice under a supervising broker preapproved by the REEB for at least one year and arrange for supervising broker to provide quarterly reports to the DSPS. Licensee must not consume alcohol while engaging in real estate practice and may not drive current or prospective clients in a vehicle.
1/31/2024 ORDER0008825	Tamara Cantrell Milwaukee, WI 72075-94	Seeking removal of limitation on license.	Order returning license to full, unrestricted status.
12/7/2023 ORDER0002170	Kevin Spencer Appleton, WI 57187-90	Seeking removal of limitation on license.	Order returning license to full, unrestricted status.

Continued on next page.

Order Date Order Number	Respondent Location License Number	Issue	Order
12/7/2023 ORDER0008888	Doug Noot Madison, WI 52645-90	Used someone else's personal information to open a utility account to recoup money the person allegedly owed from years prior, made a material misstatement to the REEB or the DSPS.	Forfeiture: \$1,000 Costs: \$1,460 License suspended for a minimum period from 12/8/2023 to 1/30/2024. Licensee must undergo an evaluation by a licensed physician preapproved by the REEB to determine whether licensee currently possesses any mental or physical health condition that would render licensee unable to practice with reasonable skill and care. Upon reinstatement of license, the licensee must practice under the supervision of another licensed broker for at least four years and arrange for the supervising broker to provide quarterly reports to the DSPS.
12/7/2023 ORDER0007651	Stephen McKenzie Menomonie Falls, WI 33986-90	Seeking removal of limitation on license.	Order returning license to full, unrestricted status.
12/7/2023 ORDER0008891	James Dooley Apple Valley, MN 47869-90	Conducted seven transactions with an expired license.	Costs: \$927 Voluntary surrender of license.
1/31/2024 ORDER0008888	Doug Noot Madison, WI 52645-90	Review of evaluation of licensed physician.	Additional limitations ordered. For two years, supervising broker must provide biannual reports to the DSPS addressing licensee's coping methods in a professional setting. Licensee shall enter into a treatment program to evaluate coping methods and have treatment provider submit reports to the DSPS every six months.
2/1/2024 ORDER0008962	Anthony Giglio Cincinnati, OH 59022-90	Did not inspect property prior to listing it, listing contained inaccurate information.	Forfeiture: \$1000 Costs: \$474 License suspended for 30 days. Licensee must provide a statement to the REEB for how licensee will comply with the duty to inspect, provide quarterly reports to the DSPS of each new listing for two years, and provide copies of pre-listing inspections of listings selected randomly by the REEB.
2/13/2024 ORDER0008127	David Klevgard Milwaukee, WI 58516-90	Seeking removal of limitation on license.	Order modifying a previous order and removing some limitations on the license.
2/1/2024 ORDER0008962	ListwithFreedom.com Boynton Beach, FL 938796-91	Did not inspect property prior to listing it, listing contained inaccurate information.	Costs: \$474 License suspended for 30 days. Licensee must provide a statement to the REEB for how licensee will comply with the duty to inspect, must provide quarterly reports to the DSPS of each new listing for two years and must provide copies of pre-listing inspections of listings selected randomly by the REEB.

**Denotes initial application number as used in the order.*